

**Lower Paxton Township
Planning Commission**

Meeting Minutes

June 1, 2016

Commissioners Present

Fredrick Lighty
Steve Libhart
Roy Newsome
Lori Staub
Lisa Schaefer
Dianne Moran

Also Present

George Wolfe, Lower Paxton Township Manager
Nick Gehret, Codes Enforcer Lower Paxton Township
Jason Hinz, HRG. Inc.
Andrew Bomberger, DCPC

Call to Order

Mr. Lighty called the regular meeting of the Lower Paxton Township Planning Commission to order at 7:00pm on the above date in room 171 of the Lower Paxton Township Municipal Center, 425 Prince Street, Harrisburg, Pennsylvania.

Pledge of Allegiance

Ms. Schaefer led the recitation of the Pledge of Allegiance.

New Business

Preliminary/Final Subdivision Plan for Beaufort Hunt, 6600 Union Deposit Road

Mr. Nick Gehret stated that Lower Paxton Township had received the Preliminary/Final Subdivision Plan for Beaufort Hunt, Inc. proposes to subdivide the existing Lot 2 (35-072-371) into two lots, Lot 2 and Lot 2B for the purpose of a property transfer (title conveyance) only. Lot 2B is to be incorporated into and become part of Lot 1, Lot 1 will consist of 50, 96 acres. Each of the lots will be served by on-lot water supply and sewage facilities. There are no improvements proposed with the plan as it only serves to subdivide the parcel, which is located within the Agricultural Residential (AR) Zoning District.

Lot 2 will become a 1.99 acre lot. The property is currently improved with a kennel and block garage. The kennel was granted a variance on January 28, 2016 under Docket 1380. This variance approved to permit a kennel on a lot less than 6 acres as required under Section 402.A.27 of the Lower Paxton Township Zoning Ordinance.

The applicant requests the following waivers:

1. The applicant is requesting a waiver of the requirement to provide a Preliminary Plan. [SLDO: 180-303.A.]

We do not believe that the applicant requires a waiver for this requirement as the applicant has the discretion to submit the plan as a Preliminary/Final plan per SLDO180-301.

2. The applicant is requesting a waiver from the requirement to provide a final erosion and sedimentation control plan. [SLDO: 180-404.E.4]

We do not believe that the applicant requires a waiver for this requirement since no earth disturbance is currently proposed.

3. The applicant is requesting a waiver from the requirement to provide a Stormwater Management Drainage plan, [SLDO:180-404.E.9]

We do not believe that the applicant requires a waiver for this requirement as there is no addition in impervious coverage associated with the plan.

4. The applicant is requesting a waiver from the requirement to provide sidewalk along the property frontages.[SLDO:180-508]

We support this waiver.

5. The applicant is requesting a waiver of the requirement to provide curbing and road widening along the property frontages.[SLDO:180-509]

We support this waiver.

Mrs. Lori Staub asked to be recused from the Preliminary/Final Subdivision Plan for Beaufort Hunt, 6600 Union Deposit Road.

Mr. Newsome stated his concern for a written request on each waiver, May 4, 2016 it was submitted.

HRG Comments:

Mr. Jason Hinz recommends removing the General Note 17 from the plan. Add certification of ownership for Lot 1 to the plan.

County Comments:

Mr. Andrew Bomberger requests signatures of both property owners.

Mr. Jeff Staub, Dauphin Engineering, was present on behalf of the plan. He stated that the original plan was established two years ago, with two parcels and a kennel. He stated that there was a misunderstanding of the Clean and Green Act, and now would like an exemption of the Clean and Green Act.

The plan is identical except slightly smaller. They are asking to make the parcel 1.99 acres instead of 2.01 acres.

Mr. Newsome made a motion to recommend approval of the Preliminary/Final Subdivision Plan for Beaufort Hunt, 6600 Union Deposit, with the recommendations to Lot 2 as presented and identified with any other of comments of Lower Paxton Township. Mr. Libhart seconded the motion and a unanimous vote followed.

Preliminary/Final Land Development Plan for Infinity Charter School, 5405 Locust Lane
Plan #16-08

Mr. Nick Gehret stated that the Lower Paxton Township had received the Preliminary/Final Land Development Plan for 5405 Locust Lane proposing to construct a new addition to the existing 4,000 square foot building and renovate the existing building to create a new use as a charter school. This school will serve grades K-8 and is expected to have a capacity for 256 students and a staff of 30. Bus Transportation will be provided for students. Associated with the construction of the new addition and existing building will be additional impervious coverage associated with site improvements including playgrounds.

The lot is comprised of 5.86 acres and is located within the Commercial Neighborhood (CN), R-1 and R-2, Zoning Districts. The lot is served by existing public water and existing sewer.

Zoning Approval:

The existing building and addition are in the CN District and comply with the zoning ordinance requirements. The site improvements and playgrounds are located in the R-1 District and meet the requirements under the permitted uses for the zoning classification.

The applicant request the following waivers:

SWMO: 170-301-R.-The applicant is requiring a waiver of the requirement that roof drains shall not be connected to storm sewers. A roof leader has been designed to discharge directly to an inlet that will convey runoff directly to the proposed stormwater management basin (A), therefore the roof leader discharges to the closest available junction prior to reaching the system. The direct connection ensures the roof area reaches the basin. It also ensures runoff does not flow directly across sidewalks and parking space areas causing ice and slick conditions for students and staff during winter months.

HRG Comments:

Mr. Jason Hinz stated that the process of evaluating traffic and discussing the traffic impact and the operational degradations of Prince Street and Locust Lane. The Traffic Impact Analysis with the left lane turn into the facility from Locust Lane ten percent site traffic coming from the east, the traffic change from west to east with a left lane.

The stormwater management facility.

County Comments:

Mr. Andrew Bomberger questioned the water course at the southern end of the site and the hydric soil. The wetlands are to be on the plans with clarification and revision.

The question of pedestrian and vehicle traffic with the pedestrian circulation on Locust Lane with sidewalks. Consideration should be given to revising the configuration of the bus and personal owned vehicle loading/off-loading areas, parking lot, and play areas to reduce the potential for conflict between pedestrians and vehicles.

Mr. Brent M. Detter, R.L.A., ELA Group, Inc., Suzanne Dozman and Matt Blaylock were present on behalf of the plan. He stated that PennDot Traffic Impact had two access points and would soon be completed. He described traffic circulation as the bus drop off would be located at the back of the school in a clockwise circulation. The parents drop off would be that students cross one access point and there would be several staff members at this point.

Mr. Lighty questioned if there was one entrance and one exit? Mr. Detter said that there is full access at the eastern most part. Mr. Lighty stated that there would be an increase in the amount of traffic at Prince Street and Locust Lane.

Mrs. Lori Staub questioned the activities at the school in the evening. Ms. Dozman stated they do not have activities in the evening as of now.

Mr. Newsome questioned the number of enrollment at the school? Ms. Dozman answered at this time 250 students. Ms. Moran asked how many the school could accommodate? Ms. Dozman answered this is maximum occupancy. Ms. Schaefer questioned when the Charter expires? Ms. Dozman stated that the Charter was renewed earlier this year.

Public Comments:

Forrest Healy, Shope Place, stated he believes that the Charter school is a good idea whoever the traffic relating to Prince Street and Locust Lane. He is not for this plan.

Mr. Libhart made a motion to table the Preliminary/ Final Land Development Plan for 5405 Locust Lane Infinity Charter School- Plan #16-08. Mrs. Staub seconded the motion and a unanimous vote followed.

Comprehensive Plan Discussion

A discussion of the Comprehensive Plan was conducted and Mr. Lighty stated that the ideas need to be in a format. Mr. Wolfe stated that it is necessary to have assistance and recommends a Request for Proposal (RFP) than a course of action can be made to move forward. There should be fifteen individual meetings and the community should be involved.

Public Comment:

Mr. Timothy Murphy, 1524 Pine Hollow Road, stated views on the District Justice Office at Locust Lane and Mr. Lighty recused himself from the plan, while Mr. Murphy wanted to keep discussing the plan and

zoning ordinance, special exceptions and variances. This was not on the agenda this evening. Mr. Libhart spoke up and stated that it is a point of order- discussion, interruption and reorganizing.

Mr. Forrest Healy, Shope Place, stated the misleading of the pictures for the District Justice office on Locust Lane.

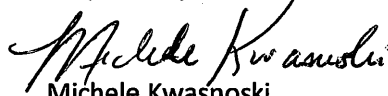
Next Regular Meeting: July 3, 2016

The next Lower Paxton Township Planning Commission Meeting is scheduled for July 3, 2016.

Adjournment

Mr. Libhart made a motion to adjourn the meeting, Mr. Newsome seconded the motion and the meeting adjourned at 8:05pm.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Michele Kwasnoski".

Michele Kwasnoski
Recording Secretary

